

MG2 Corporation

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June 27, 2017


Naomi Henry
Senior Land Use Planner
Seattle Department of Construction and Inspections
700 5th Avenue Suite 2000
Seattle, WA 98124-4019

**RE: 1903 5th Avenue Mixed Use
Seattle, WA 98101
SDCI Project Number: 3018037**

Subject: REVISED MASTER USE PERMIT SUBMITTAL INCORPORATING HALA LEGISLATION

Dear Naomi:

We have revised our Master Use Permit submittal to include changes to the project based on the recent HALA legislation which allows an increase of Fifty feet (50') and one (1) additional FAR. The project has added five (5) additional floors: four (4) residential use and one (1) non-residential (hotel) use. In addition, five (5) levels of residential use previously located above the hotel guestrooms and below the hotel amenity level have been moved down and combined with the rest of the residential use.

The changes are clouded and marked with a Revision No.  in the set. A narrative description of revisions on each sheet follows below.

SDCI COVER SHEET

1. Box 1 Applicant Information
 - a. Description of Work has been updated.
2. Box 2 Land Use Code Information
 - a. Zoning classification has been revised.
 - b. SF area has been added for Proposed Uses.
 - c. New residential unit count has been updated.

G0.01 PROJECT DATA

1. Zoning Summary
 - a. Zoning classification has been revised to DOC2 500/300-550
 - b. Maximum structure height for residential w/ bonus has been revised to 550'.
 - c. Floor Area Ratio: Maximum FAR has been revised to 15: 194,400 GSF.



2. Common Recreation Area Summary

- a. Required residential amenity space calculations have been revised to reflect additional residential floor area below 300'.

G0.02 PROJECT DATA

1. Floor Area Ratio Diagrams

- a. Diagrams have been updated to reflect revised Chargeable and Exempt floor area.

2. Loading Berth Calculations

- a. Low Demand GFA has been updated to reflect one added floor of hotel use. Loading berth requirements do not change.

3. Common Recreational Area Diagrams

- a. Level 6 and Level 7 recreational SF has been revised to reflect added residential floor area below 300'.

G0.03 PROJECT DATA

1. Project Area Summary

- a. FAR Calculations have been updated to reflect five (5) added floors.

2. FAR Bonus Calculations

- a. FAR Bonus Calculations have been updated to reflect five (5) added floors and revised HALA incentive bonus calculations.

3. Building Height Calculation Diagram

- a. The diagram has been revised to reflect new 550' maximum height allowance.

A1.10 FLOOR PLAN LEVEL 6 RESIDENTIAL AMENITY

- 1. Exterior amenity space has been increased to provide minimum 50% required.

A1.11 FLOOR PLAN LEVEL 7 RESIDENTIAL

- 1. Additional interior amenity space has been added to meet total residential amenity space requirement.

A1.13 FLOOR PLAN LEVELS 10-39 RESIDENTIAL

- 1. Numbering of residential levels has been revised to reflect:

- a. The four (4) floors of added residential use under HALA;
- b. The five (5) floors of residential relocated from above the hotel guestrooms.
- c. The residential uses were previously on Levels 10-30 and 44-48.

A1.14 FLOOR PLAN LEVEL 40 MECHANICAL

- 1. The Mechanical room is now located on Level 40; previously located on Level 31.

A1.15 FLOOR PLAN LEVEL 41 HOTEL BACK OF HOUSE

- 1. The Hotel Back of House is now located on Level 41; previously located on Level 32.

A1.16 FLOOR PLAN LEVELS 42-48 HOTEL

- 1. Numbering of typical hotel guestroom levels has been revised to reflect:

- a. The added residential floors under HALA and relocation of residential floors previously located above hotel guestroom floors.
- b. Hotel Guestrooms were previously located on Levels 33-43.

A1.17 FLOOR PLAN LEVELS 49-53 HOTEL

1. A new hotel guestroom floor plan configuration has been added on the five (5) uppermost guestroom levels.
 - a. The revised plan and associated elevations respond to Michael Dorcy's recommendation that the tower retain articulation at the top five floors that recall the residential balconies previously included in the Early Design and Design Recommendation packages approved by the Design Review Board.
 - b. The revised floor plan encloses additional floor area on the west, south and east facades that mimics the footprint of the residential balconies below.

A1.18 FLOOR PLAN LEVEL 54 HOTEL AMENITY

1. The Hotel Amenity is now located on Level 54; previously located on Level 49.

A1.19 FLOOR PLAN LEVEL 55 HOTEL LOBBY

1. The Hotel Lobby is now located on Level 55; previously located on Level 50.

A1.20 FLOOR PLAN LEVEL 56 RESTAURANT

1. The Hotel Amenity is now located on Level 56; previously located on Level 51.

A1.21 FLOOR PLAN LEVEL 57 ROOFTOP BAR

1. The Rooftop Bar is now located on Level 57; previously located on Level 52.

A1.22 ROOF PLAN - UPPER ROOF

1. The Upper Roof has moved up one level.

A2.01 RENDERED ELEVATIONS

1. The East, South and West Elevations have been revised to show the added hotel guestroom bay windows at Levels 49-53.

A2.02 EXTERIOR ELEVATIONS – EAST/SOUTH

1. The East and South Elevations have been revised to show the added hotel guestroom bay windows at Levels 49-53.

A2.03 EXTERIOR ELEVATIONS – WEST/NORTH

1. The West Elevation has been revised to show the added hotel guestroom bay windows at Levels 49-53.

A2.04 ENLARGED ELEVATIONS

1. The Upper East Elevation has been revised to show the added hotel guestroom bay windows at Levels 49-53.

A2.05 ENLARGED ELEVATIONS

1. The Upper South Elevation has been revised to show the added hotel guestroom bay windows at Levels 49-53.

A2.07 RENDERED ELEVATIONS

1. The Upper West Elevation has been revised to show the added hotel guestroom bay windows at Levels 49-53.

A3.00 BUILDING SECTIONS

1. Sections have been revised to reflect added and relocated residential floors and added hotel guestroom floor.

A3.01 ENLARGED SECTIONS

1. Section has been revised to reflect added and relocated residential floors and added hotel guestroom floor.

A3.02 ENLARGED SECTIONS

1. Section has been revised to reflect added and relocated residential floors and added hotel guestroom floor.

Should you require any additional information regarding this matter, please contact me at (206) 962-6472.
Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ted Caloger".

Ted Caloger, AIA
Principal

TC/tc

c: Seattle Department of Construction and Inspections: Michael Dorcy
Stanford Hotels: Sharon Lai, Denise Hannan
MG2: Ron Mitchell, Project File